082.0	0002	0071.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	883,600 / 883,600
					USE VALUE:	883,600 / 883,600
					ASSESSED:	883,600 / 883,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		MELANIE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROZANITIS CHRIS--ETAL	
Owner 2:	ROZANITIS GEORGIA	
Owner 3:		
Street 1:	16 MELANIE LANE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .2 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1984, having primarily Vinyl Exterior and 2020 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8716.000	406,100	500	477,000	883,600
Total Card	0.200	406,100	500	477,000	883,600
Total Parcel	0.200	406,100	500	477,000	883,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 437.43 | /Parcel: 437.43

Legal Description

User Acct 144490

GIS Ref

GIS Ref

Insp Date 03/26/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 082.0-0002-0071.0

!6695!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	406,100	500	8,716.	477,000	883,600		Year end	12/23/2021
2021	101	FV	394,600	500	8,716.	477,000	872,100		Year End Roll	12/10/2020
2020	101	FV	394,600	500	8,716.	477,000	872,100	872,100	Year End Roll	12/18/2019
2019	101	FV	301,700	500	8,716.	470,200	772,400	772,400	Year End Roll	1/3/2019
2018	101	FV	301,700	500	8,716.	361,200	663,400	663,400	Year End Roll	12/20/2017
2017	101	FV	301,700	500	8,716.	340,700	642,900	642,900	Year End Roll	1/3/2017
2016	101	FV	301,700	500	8,716.	313,500	615,700	615,700	Year End	1/4/2016
2015	101	FV	296,000	500	8,716.	293,000	589,500	589,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:19:03

LAST REV

Date	Time
03/31/09	10:07:14
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6695

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21533-393		11/1/1991		1	No	No		A

USER DEFINED

Prior Id # 1:	144490
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/26/2009	Measured	197	PATRIOT
1/13/2000	Mailer Sent		
1/13/2000	Measured	243	PATRIOT
4/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8716		Sq. Ft.	Site		0	70.	0.78	6									477,035						477,000	

Total AC/HA:	0.20009	Total SF/SM:	8716	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	477,035	Spl Credit		Total:	477,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WH/BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1984	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	21.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		21.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.16980195
Const Adj.:	1.00289965
Adj $ / SQ:	164.247
Other Features:	98500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	516668
Depreciation:	110567
Depreciated Total:	406101

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	1

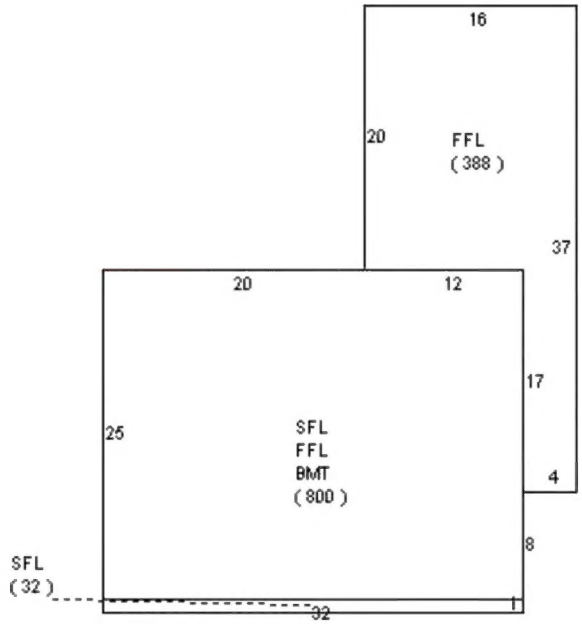
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	180.67
Special Features:	0	Val/Su Net:	144.01
Final Total:	406100	Val/Su SzAd	201.04

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,188	164.250	195,126
SFL	Second Floor	832	164.250	136,654
BMT	Basement	800	49.270	39,419

Net Sketched Area:	2,820	Total:	371,199
Size Ad	2020	Gross Area	2820	FinArea	2020
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 082.0-0002-0071.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	9X10	G	AV	1984	7.50	T	28	101			500			500
2	Frame Shed	D	Y	1	8X10	F	AV	1984	0.00	T	28	101						

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500